

*executive committee of
the directing council*



PAN AMERICAN
HEALTH
ORGANIZATION

*working party of
the regional committee*

WORLD
HEALTH
ORGANIZATION



111th Meeting
Washington, D.C.
June-July 1993

Provisional Agenda Item 5.3

CE111/23 (Eng.)
20 May 1993
ORIGINAL: ENGLISH

PAHO BUILDING FUND AND MAINTENANCE AND REPAIR OF PAHO-OWNED BUILDINGS

Resolution XII of the XXXI Meeting of the Directing Council provided for the capitalization of the PAHO Building Fund, on a permanent basis, to meet the costs of major maintenance and repair projects of PAHO-owned buildings. The same resolution required that proposed projects, as well as a report of ongoing projects charged to the Fund, be presented to the Executive Committee each year.

By decision of the WHO Director-General, confirmed by the Executive Board, the WHO Real Estate Fund contributes 25% of the cost of AMRO's approved major maintenance and repair projects.

This document is a status report on three current projects. It also includes a request for funding the construction of a document center in the Venezuela building, and additional funding for the concrete screen wall outside the Council Chamber of the Headquarters building.

I. STATUS OF PREVIOUSLY APPROVED PROJECTS

1. Emergency Systems

This project was approved by Resolution XVII of the 103rd Meeting of the Executive Committee. It deals with the improvement of safety systems in the Headquarters building. The project entails the installation of a back-up generator to provide emergency power to elevators and to certain areas of the building, the installation of wired smoke and heat detectors throughout the building, the upgrade of the fire alarm network, and the installation of an elevator dispatch system. The work is to be completed in June 1993 within the allocated budget of \$326,000.

2. Concrete Screen Wall Outside the Council Chamber of the Headquarters Building

This project was approved by Resolution XV of the 107th Meeting of the Executive Committee. The work involves the replacement of the bolts holding the concrete wedges, the replacement of cracked wedges and the replacement of the waterproof coating on all connections to the concrete slab and the roof. Upon the removal of the facade in December 1992, it was learned that the metal anchor plates attached to the building and even the structural concrete, in some places, had been damaged by exposure to weather and acid rain. The damage to metal anchoring plates and to the underlying structure means substantially more repair work than was envisioned originally.

The cost of preparing repair specifications and removing the facade (phase I) was \$201,000, leaving a balance of \$254,000 of the originally authorized amount of \$455,000. A reasonably firm estimate for the cost of phase II (replacement of the broken masonry, wedge bolts, anchor metal, reanchoring new metal to solid parts of structure, sealing the wedges, and resealing the windows behind the facade) is \$695,000. Since a balance of \$254,000 from phase I is available, there is a need for an additional \$441,000. In view of the situation, the Director has authorized the completion of the restoration work. It is expected that the project will be finished by September 1993. The request for additional funds will be presented for consideration by the WHO Real Estate Fund for its 25% contribution, which will amount to \$110,250. The remainder, \$330,750, will be charged to the PAHO Building Fund.

3. Council Chamber Roof

The replacement of the entire roof covering the Council Chamber of the Headquarters building was approved by Resolution XV of the 107th Meeting of the Executive Committee. The work will be performed after the screen wall project is completed.

II. PROPOSED NEW PROJECTS

1. Construction of a New Document Center and Conversion of Office Space in the Venezuela Building

The proposed project deals with the conversion of the present document center in PAHO's Caracas facility into office space and the construction of an additional area to house the document center. The cost of the project is estimated at \$85,500. The building was purchased by the Organization in 1970. Over the years a few modifications, dealing mainly with security, have been performed. Some office refurbishing has also taken place.

There is now a need to provide additional office space for several PAHO staff being moved from Maracay and from Washington, D.C., to Caracas, largely to support a new Government-World Bank program on endemic diseases. The PAHO/WHO Representative has proposed to use the space where the document center is located at present for this purpose. An area of approximately 445 sq ft (40 m²) would be converted into office space. The project will provide offices comparable to other areas in the building. The office in Maracay will be closed.

At the same time, the PAHO building in Caracas will be expanded to accommodate the displaced document center. The new construction will have an area of 667 sq ft (60 m²). The intention is to make the collection of PAHO/WHO publications fully accessible to government officials, researchers, students and others, in response to an ongoing need in the country. The new construction, in essence an open office area, will be similar to other spaces in the building.

If approved by the Executive Committee, this project will be financed entirely by the PAHO Building Fund. It is not eligible to receive a contribution from the WHO Real Estate Fund as it is not the Regional Office building.

In view of the above, the Executive Committee may wish to consider a resolution in the following terms:

Proposed Resolution

THE 111th MEETING OF THE EXECUTIVE COMMITTEE,

Having reviewed Document CE111/23, which reports on actions taken by the Secretariat in relation to the approved projects financed by the PAHO Building Fund and describes additional project requirements,

RESOLVES:

1. To approve the project to convert into office space the present document center in the Venezuela building and to construct an additional area to house the document center at an estimated cost of \$85,500.
2. To approve the expenditure of an additional \$441,000 for the replacement of the concrete screen wall outside the Council Chamber of the Headquarters building.